INNER LOOP GROUND LEASE | ± 1 ACRE

NWC Patton St. & Fulton St.

255 Patton St., Houston, TX 77009

S&P INTERESTS

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Property Overview

Location
255 Patton St. | Houston, TX 77009

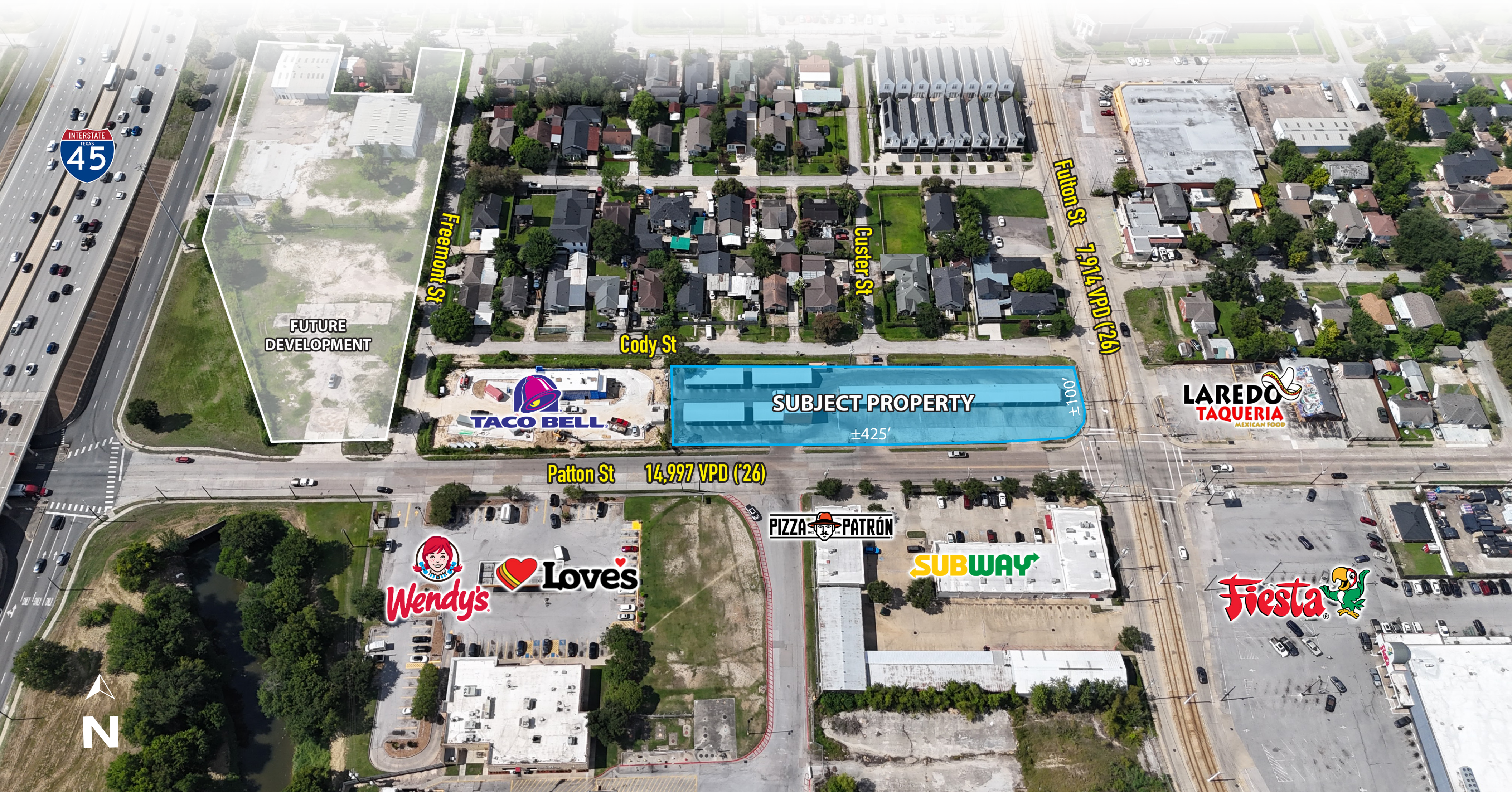
Land Size
± 1 Acre

Frontage
425' on Patton

Ground Lease Rate
$85,000/YR + NN

Households
75,466 in 3 mile radius

Population
182,070 in 3 mile radius



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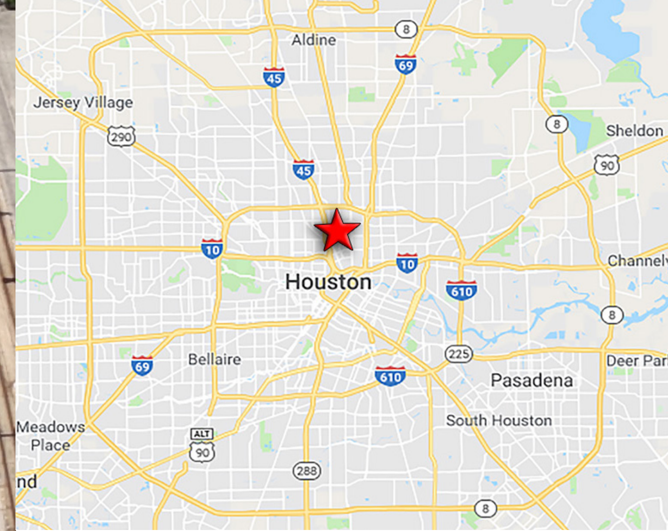

Property Features:

- Address: 255 Patton St., Houston, TX 77009
- Sub-market: Inner Loop /Independence Heights / Near North Side
- Land Size: ± 1 AC
- Patton St. Frontage: 425'
- Great Exposure and Access
- Urban Ground Lease Available Adjacent to New Taco Bell

Ground Lease Rate:

$85,000/YR + NN

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2025 Population	21,937	182,070	463,717
Households	8,582	75,466	199,014
Average HH Income	$101,807	$119,046	$118,843

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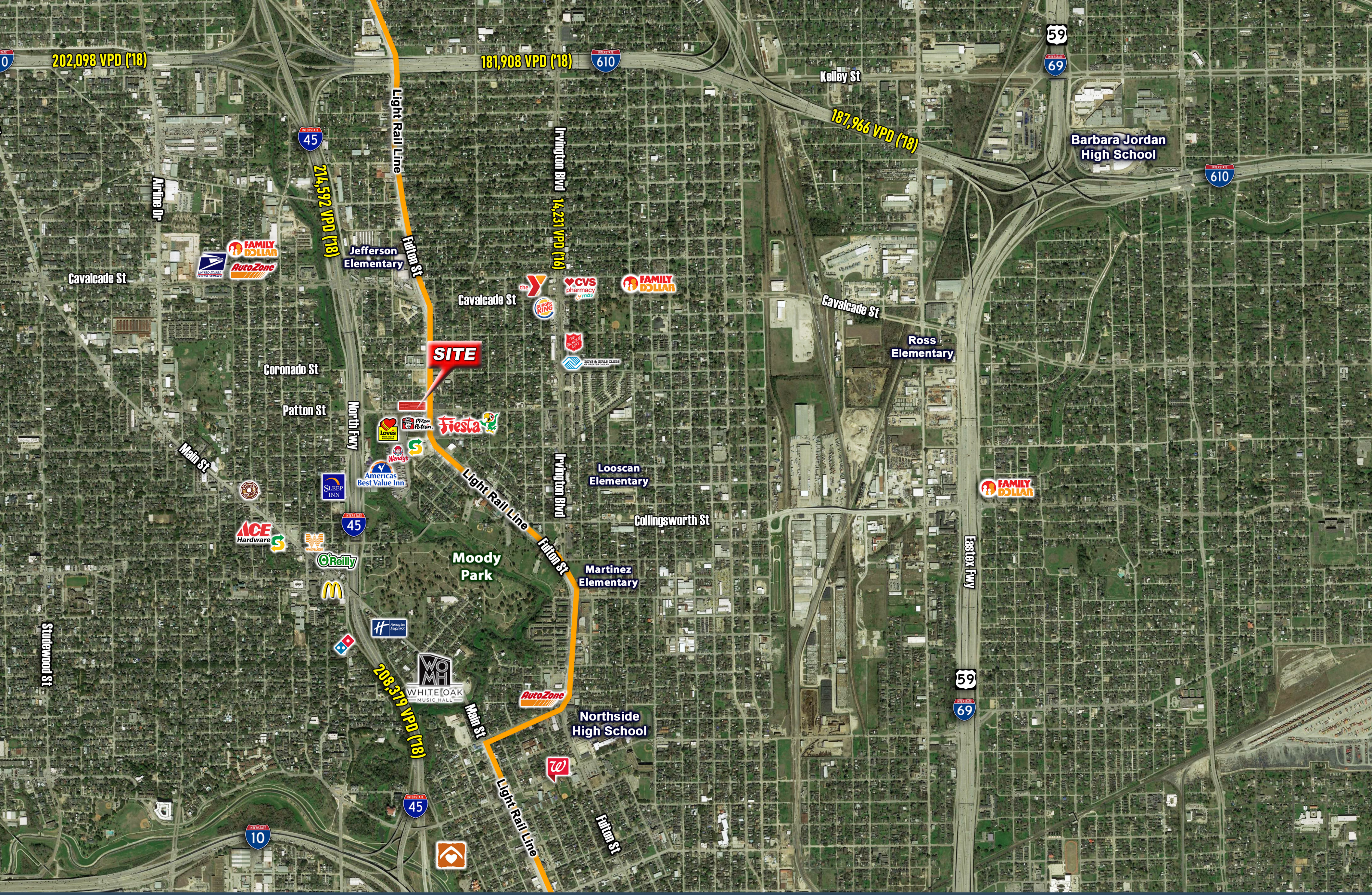

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	23,691		197,334		502,576	
2025 Estimate	21,937		182,070		463,717	
2020 Census	19,339		154,626		397,751	
Growth 2025 - 2030	8.00%		8.38%		8.38%	
Growth 2020 - 2025	13.43%		17.75%		16.58%	
2025 Population by Age	**21,937**		**182,070**		**463,717**	
Age 0 - 4	1,403	6.40%	12,252	6.73%	31,542	6.80%
Age 5 - 9	1,411	6.43%	10,860	5.96%	27,817	6.00%
Age 10 - 14	1,364	6.22%	9,481	5.21%	24,317	5.24%
Age 15 - 19	1,297	5.91%	8,855	4.86%	22,628	4.88%
Age 20 - 24	1,248	5.69%	9,446	5.19%	24,488	5.28%
Age 25 - 29	1,380	6.29%	13,372	7.34%	34,106	7.35%
Age 30 - 34	1,680	7.66%	17,928	9.85%	44,541	9.61%
Age 35 - 39	1,818	8.29%	18,660	10.25%	45,715	9.86%
Age 40 - 44	1,689	7.70%	16,039	8.81%	39,299	8.47%
Age 45 - 49	1,484	6.76%	12,731	6.99%	31,501	6.79%
Age 50 - 54	1,367	6.23%	10,922	6.00%	27,268	5.88%
Age 55 - 59	1,252	5.71%	9,898	5.44%	25,057	5.40%
Age 60 - 64	1,149	5.24%	9,059	4.98%	23,544	5.08%
Age 65 - 69	1,053	4.80%	7,807	4.29%	20,745	4.47%
Age 70 - 74	900	4.10%	6,097	3.35%	16,619	3.58%
Age 75 - 79	660	3.01%	4,162	2.29%	11,691	2.52%
Age 80 - 84	417	1.90%	2,453	1.35%	7,012	1.51%
Age 85+	366	1.67%	2,049	1.13%	5,826	1.26%
Age 65+	3,396	15.48%	22,568	12.40%	61,893	13.35%
Median Age	**38.30**		**37.40**		**37.50**	
Average Age	**38.50**		**37.60**		**37.80**	
2025 Population By Race	**21,937**		**182,070**		**463,717**	
White	7,850	35.78%	72,099	39.60%	186,400	40.20%
Black	1,790	8.16%	35,061	19.26%	80,938	17.45%
Am. Indian & Alaskan	374	1.70%	1,886	1.04%	5,084	1.10%
Asian	368	1.68%	7,106	3.90%	22,721	4.90%
Hawaiian & Pacific Island	14	0.06%	98	0.05%	372	0.08%
Other	11,540	52.61%	65,820	36.15%	168,202	36.27%
Population by Hispanic Origin	**21,937**		**182,070**		**463,717**	
Non-Hispanic Origin	7,755	35.35%	102,913	56.52%	264,511	57.04%
Hispanic Origin	14,182	64.65%	79,157	43.48%	199,205	42.96%
2025 Median Age, Male	**37.90**		**37.80**		**37.90**	
2025 Average Age, Male	**38.00**		**37.60**		**37.90**	
2025 Median Age, Female	**38.70**		**36.90**		**37.00**	

Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation Classification	**17,498**		**147,704**		**375,517**	
Civilian Employed	11,071	63.27%	94,313	63.85%	247,015	65.78%
Civilian Unemployed	370	2.11%	3,793	2.57%	10,066	2.68%
Civilian Non-Labor Force	6,046	34.55%	49,386	33.44%	118,135	31.46%
Armed Forces	11	0.06%	212	0.14%	301	0.08%
Households by Marital Status						
Married	3,140		24,486		65,037	
Married No Children	1,916		15,518		41,412	
Married w/Children	1,224		8,968		23,624	
2025 Population by Education	**16,465**		**138,218**		**351,004**	
Some High School, No Diploma	4,123	25.04%	26,435	19.13%	60,935	17.36%
High School Grad (Incl Equivalency)	3,705	22.50%	26,500	19.17%	62,149	17.71%
Some College, No Degree	2,804	17.03%	23,836	17.25%	59,930	17.07%
Associate Degree	1,252	7.60%	7,042	5.09%	18,080	5.15%
Bachelor Degree	2,822	17.14%	32,066	23.20%	84,312	24.02%
Advanced Degree	1,759	10.68%	22,339	16.16%	65,598	18.69%
2025 Population by Occupation	**19,785**		**175,932**		**460,958**	
Real Estate & Finance	737	3.73%	7,401	4.21%	19,368	4.20%
Professional & Management	5,859	29.61%	64,481	36.65%	169,686	36.81%
Public Administration	153	0.77%	1,963	1.12%	5,661	1.23%
Education & Health	2,073	10.48%	17,577	9.99%	46,171	10.02%
Services	1,857	9.39%	13,252	7.53%	32,245	7.00%
Information	67	0.34%	1,271	0.72%	2,975	0.65%
Sales	2,078	10.50%	16,773	9.53%	44,650	9.69%
Transportation	425	2.15%	3,459	1.97%	8,803	1.91%
Retail	798	4.03%	7,523	4.28%	19,716	4.28%
Wholesale	329	1.66%	2,881	1.64%	7,694	1.67%
Manufacturing	858	4.34%	7,971	4.53%	21,400	4.64%
Production	1,473	7.45%	8,277	4.70%	22,262	4.83%
Construction	1,565	7.91%	8,836	5.02%	22,697	4.92%
Utilities	464	2.35%	5,289	3.01%	12,914	2.80%
Agriculture & Mining	392	1.98%	4,722	2.68%	12,780	2.77%
Farming, Fishing, Forestry	37	0.19%	64	0.04%	225	0.05%
Other Services	620	3.13%	4,192	2.38%	11,711	2.54%
2025 Worker Travel Time to Job	**10,088**		**82,554**		**218,491**	
<30 Minutes	6,477	64.20%	48,960	59.31%	131,516	60.19%
30-60 Minutes	3,186	31.58%	29,358	35.56%	74,815	34.24%
60+ Minutes	425	4.21%	4,236	5.13%	12,160	5.57%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**7,599**		**63,461**		**168,847**	
1-Person Households	2,334	30.71%	23,703	37.35%	63,762	37.76%
2-Person Households	2,226	29.29%	19,599	30.88%	52,539	31.12%
3-Person Households	1,214	15.98%	8,574	13.51%	21,839	12.93%
4-Person Households	940	12.37%	6,027	9.50%	15,716	9.31%
5-Person Households	457	6.01%	2,962	4.67%	8,132	4.82%
6-Person Households	246	3.24%	1,494	2.35%	3,944	2.34%
7 or more Person Households	182	2.40%	1,102	1.74%	2,915	1.73%
2025 Average Household Size	**2.50**		**2.20**		**2.20**	
Households						
2030 Projection	9,280		82,334		216,806	
2025 Estimate	8,582		75,466		199,014	
2020 Census	7,599		63,462		168,847	
Growth 2025 - 2030	8.13%		9.10%		8.94%	
Growth 2020 - 2025	12.94%		18.92%		17.87%	
2025 Households by HH Income	**8,582**		**75,468**		**199,012**	
<$25,000	1,549	18.05%	13,596	18.02%	35,960	18.07%
$25,000 - $50,000	1,468	17.11%	10,106	13.39%	27,118	13.63%
$50,000 - $75,000	1,554	18.11%	11,403	15.11%	29,606	14.88%
$75,000 - $100,000	995	11.59%	8,330	11.04%	22,238	11.17%
$100,000 - $125,000	635	7.40%	5,881	7.79%	15,659	7.87%
$125,000 - $150,000	620	7.22%	5,394	7.15%	12,887	6.48%
$150,000 - $200,000	653	7.61%	6,233	8.26%	17,484	8.79%
$200,000+	1,108	12.91%	14,525	19.25%	38,060	19.12%
2025 Avg Household Income	**$101,807**		**$119,046**		**$118,843**	
2025 Med Household Income	**$70,531**		**$82,890**		**$82,669**	
2025 Occupied Housing	**8,582**		**75,466**		**199,013**	
Owner Occupied	4,533	52.82%	33,026	43.76%	89,242	44.84%
Renter Occupied	4,049	47.18%	42,440	56.24%	109,771	55.16%
2020 Housing Units	**9,449**		**82,989**		**218,750**	
1 Unit	7,233	76.55%	52,796	63.62%	130,568	59.69%
2 - 4 Units	873	9.24%	4,987	6.01%	14,421	6.59%
5 - 19 Units	503	5.32%	5,489	6.61%	17,221	7.87%
20+ Units	840	8.89%	19,717	23.76%	56,540	25.85%
2025 Housing Value	**4,534**		**33,027**		**89,243**	
<$100,000	175	3.86%	2,424	7.34%	7,196	8.06%
$100,000 - $200,000	382	8.43%	2,839	8.60%	8,819	9.88%
$200,000 - $300,000	760	16.76%	3,799	11.50%	10,701	11.99%
$300,000 - $400,000	1,075	23.71%	5,165	15.64%	13,041	14.61%
$400,000 - $500,000	649	14.31%	5,268	15.95%	14,989	16.80%
$500,000 - $1,000,000	1,190	26.25%	10,179	30.82%	26,127	29.28%
$1,000,000+	303	6.68%	3,353	10.15%	8,370	9.38%
2025 Median Home Value	**$388,371**		**$443,403**		**$432,453**	

Radius	1 Mile		3 Mile		5 Mile	
2025 Housing Units by Yr Built	**9,503**		**83,574**		**220,466**	
Built 2010+	2,244	23.61%	26,880	32.16%	68,286	30.97%
Built 2000 - 2010	510	5.37%	11,145	13.34%	29,670	13.46%
Built 1990 - 1999	291	3.06%	4,331	5.18%	13,688	6.21%
Built 1980 - 1989	227	2.39%	2,860	3.42%	9,275	4.21%
Built 1970 - 1979	425	4.47%	3,741	4.48%	12,654	5.74%
Built 1960 - 1969	647	6.81%	5,997	7.18%	19,927	9.04%
Built 1950 - 1959	1,182	12.44%	6,740	8.06%	22,855	10.37%
Built <1949	3,977	41.85%	21,880	26.18%	44,111	20.01%
2025 Median Year Built	**1956**		**1990**		**1990**	

Demographic Trend Report

Description	2020		2025		2030	
Population	**19,339**		**21,937**		**23,691**	
Age 0 - 4	1,229	6.36%	1,403	6.40%	1,415	5.97%
Age 5 - 9	1,221	6.31%	1,411	6.43%	1,462	6.17%
Age 10 - 14	1,156	5.98%	1,364	6.22%	1,474	6.22%
Age 15 - 19	1,127	5.83%	1,297	5.91%	1,438	6.07%
Age 20 - 24	1,124	5.81%	1,248	5.69%	1,381	5.83%
Age 25 - 29	1,526	7.89%	1,380	6.29%	1,389	5.86%
Age 30 - 34	1,794	9.28%	1,680	7.66%	1,536	6.48%
Age 35 - 39	1,613	8.34%	1,818	8.29%	1,738	7.34%
Age 40 - 44	1,249	6.46%	1,689	7.70%	1,821	7.69%
Age 45 - 49	1,265	6.54%	1,484	6.76%	1,727	7.29%
Age 50 - 54	1,164	6.02%	1,367	6.23%	1,574	6.64%
Age 55 - 59	1,087	5.62%	1,252	5.71%	1,418	5.99%
Age 60 - 64	1,078	5.57%	1,149	5.24%	1,278	5.39%
Age 65 - 69	985	5.09%	1,053	4.80%	1,149	4.85%
Age 70 - 74	699	3.61%	900	4.10%	999	4.22%
Age 75 - 79	416	2.15%	660	3.01%	798	3.37%
Age 80 - 84	324	1.68%	417	1.90%	553	2.33%
Age 85+	282	1.46%	366	1.67%	543	2.29%
Age 15+	**15,733**	81.35%	**17,760**	80.96%	**19,342**	81.64%
Age 20+	**14,606**	75.53%	**16,463**	75.05%	**17,904**	75.57%
Age 65+	**2,706**	13.99%	**3,396**	15.48%	**4,042**	17.06%
Median Age	**37**		**38**		**40**	
Average Age	**37.70**		**38.50**		**39.70**	
Population By Race	**19,339**		**21,937**		**23,691**	
White	7,531	38.94%	7,850	35.78%	8,469	35.75%
Black	1,622	8.39%	1,790	8.16%	1,928	8.14%
Am. Indian & Alaskan	295	1.53%	374	1.70%	409	1.73%
Asian	297	1.54%	368	1.68%	399	1.68%
Hawaiian & Pacific Islander	10	0.05%	14	0.06%	15	0.06%
Other	9,571	49.49%	11,540	52.61%	12,472	52.64%

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____